

Requirement

SITE STANDARDS		TOTAL
Walkways Protected (15 votes)		11
Driveways Protected (18 votes)		8
Changes permitted behind main building, at least 10 feet back from front façade		10
No new circular driveways or driveways wider than 10 feet (Ranch/Populist Modern exception)		12
Landscaping (15 votes)		
Encourage preservation and recreation of historic landscape features		10
Hedges (other features over 4 feet and continuous in nature) not permitted in front or corner yards		12
Elements that achieve a height of more than 4 feet must be reviewed		11
Appropriate to style of main building		11
May not obstruct character defining features of property		10
Tree Preservation		
Protect healthy trees in front and cornerside yards (8-inch caliper?)		18
Trees in poor condition may be removed with documentation		17
Removal allowed based on species		12
Fencing and Walls		
Protected in front and cornerside yards		14
Not protected in rear		15
Does not encroach front yard		14
Does not obscure character defining features		15
Maximum height – 8 feet		17
Compatible with style of main building		14
Material requirements		9
STRUCTURE STANDARDS		
Form (20 votes) protected (shape, roofline, and footprint) where visible from street		13
Style (12 votes) protected (Tudor, Greek, Colonial, Ranch, etc)		11
Repairs and alterations must bring back historic style of building		14
Porches, Stoops, and Porte Cochere Protected (12 votes)		3
Enclosure of historic porches is prohibited (Tudor exception)		9
Maximum amount of glass practical		8
Clear, largest expanse practical, minimal mullions and muntins		5
Full height casement windows		5
Single or double hung or awning windows prohibited		6
Removal of enclosures encouraged		6
Reconstruction allowed based on documentation		11

Flooring materials in unenclosed porches are protected	7
Doors (frame and hardware included) protected (15 votes)	4
Replacement for non-historic doors allowed	13
Designed to match historic door	12
Appropriate to style of building	15
Ironwork, burglar bars not permitted on exterior of door	15
Single-pane, clear glass storm doors are discouraged	9
Retention of historic screen doors encouraged	9
Allowable screen doors should be appropriate to the style of the building	14
Windows protected (15 votes)	3
Replacement for non-historic windows allowed	16
Designed to match historic window	13
Appropriate to style of building	15
True divided lights or simulated window panes	7
Ironwork, burglar bars not permitted on exterior of window	15
Replacement for energy efficiency not permitted	0
Shutters permitted when appropriate to style	13
Roofing Protected	4
Replacement for non-historic roofs allowed	13
Designed to match historic roofing	10
Appropriate to style of building	13
Exterior Lighting protected (8 votes)	7
Accessory structures protected (13 votes)	7
STRUCTURE STANDARDS (CON'T)	
Mechanical Systems (HVAC, satellites)	
Shall not be located to be visible or in front or cornerside yards	16
Set back from roof edges	12
Window air-conditioning units discouraged	13
Accessibility	
Locate ramps to rear or side encouraged	13
Does not alter, damage, or obscure character defining features	13
Design of ramps and other elements appropriate to style, but without accurate period details	11
Environmental	
Visible solar panels not permitted	12
Exterior sun shades not permitted	10
Rainwater harvesting not permitted in front or cornerside yards	14
Exterior storm windows are discouraged (exceptions)	6
If windows are single or one over one pane windows	7
If easily removable and do not damage historic windows	11

Interior storm windows encouraged	8
Operable shutters allowed where appropriate to style	17
MATERIAL STANDARDS (20 votes)	
Wood protected	4
Exposed wood is painted or treated to protect against deterioration, unless historically unpainted	17
Paint removal methods that cause deterioration of wood not permitted	13
Masonry protected	5
Painting or other coating (including water repellent) is not permitted unless shown was historic or masonry unable to perform or causing water penetration problems	6
Cleaning must use gentlest means possible – must be tested on hidden area to determine if damage will occur	8
Sand-blasting not permitted	7
Repointing allowed only when joints are deteriorated – mortar must match in composition, texture, color, etc	8
Removal of paint/coatings permitted when shown not historic and will not damage masonry.	10
Metal Protected	4
Retain historic elements encouraged (mailboxes, gutters, hardware)	13
Metal patina shall be retained	11
Steel, wrought iron, cast iron shall be painted	8
Cleaning methods – gentlest possible	10
Abrasive cleaning prohibited	6
Paint and Color Protected (8 votes)	1
Except where necessary to achieve bond for new paint	6
Selected based on evidence of historic evidence of paint color or appropriate period/style of the property	7
Cleaning/paint removal methods – gentlest possible	8
Wood Shingle protected	3
Composite materials allowed as replacement	12
Clay Tile and Slate protected	11

OTHER Comments